



**Fitzwilliam Leys, Higham Ferrers NN10 8LY**

welcome to

## Fitzwilliam Leys, Higham Ferrers

This Three bedroom Semi Detached home comprises; ground floor, entrance hall, cloakroom, lounge and kitchen. First floor, Three bedrooms and family bathroom. Garden is laid with lawn has a patio providing a seating area and gated access.



**Entrance Hall**

Entered via double glazed door to the front aspect, stairs rising to the first floor landing, under stairs storage cupboard, radiator and doors to all rooms.

**Cloakroom**

WC, wash hand basin, tiling, extractor fan and radiator.

**Lounge**

14' 7" x 14' 4" ( 4.45m x 4.37m )

Double glazed window to the rear aspect, double glazed French doors to the rear aspect and two radiators.

**Kitchen**

10' 11" x 8' ( 3.33m x 2.44m )

Fitted kitchen comprising a range of matching wall and base units with work surfaces over, one and a half bowl stainless steel sink and drainer, splash backs, electric oven and gas hob, plumbing for washing machine, space for fridge/freezer, double glazed window to the front aspect, radiator and central heating boiler in cupboard.

**First Floor Landing**

Stairs rising from the entrance hall, airing cupboard, access to loft space, doors to the bedrooms and bathroom.

**Bedroom One**

12' 6" x 9' 10" ( 3.81m x 3.00m )

Two double glazed windows to the front aspect, built in wardrobes and radiator.

**Bedroom Two**

9' 2" x 8' 4" ( 2.79m x 2.54m )

Double glazed window to the rear aspect and radiator.

**Bedroom Three**

9' 2" x 5' 11" ( 2.79m x 1.80m )

Double glazed window to the rear aspect and radiator.

**Bathroom**

Double glazed window to the side aspect, WC, wash hand basin, bath with shower over, part tiling and radiator.

**Externally****Front**

Driveway providing off road parking and outside water tap.

**Rear Garden**

Laid with lawn, patio providing a seating area, separate decked area, garden shed and gated side access



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## Fitzwilliam Leys, Higham Ferrers

- SEMI DETACHED HOME
- THREE BEDROOMS
- OFF ROAD PARKING
- HISTORIC TOWN LOCATION
- READY TO VIEW

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers in excess of

**£260,000**



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